

159.0

0006

0002.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

775,800 / 775,800

USE VALUE:

775,800 / 775,800

ASSESSED:

775,800 / 775,800


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
212		OAKLAND AVE, ARLINGTON

OWNERSHIP

Unit #:	
Owner 1: BROEHM KARL A & ROMKAEW/TRS	
Owner 2: BROEHM FAMILY REVOCABLE TRUST	
Owner 3:	

Street 1: 212 OAKLAND AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:	Own Occ: Y
Postal: 02476		Type:

PREVIOUS OWNER

Owner 1: BROEHM ROMKAEW/KARL A -	
Owner 2: -	

Street 1: 212 OAKLAND AVE

Twn/City: ARLINGTON

St/Prov: MA	Cntry:	Own Occ: Y
Postal: 02476		

NARRATIVE DESCRIPTION

This parcel contains 6,500 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1915, having primarily Vinyl Exterior and 2016 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6500		Sq. Ft.	Site		0	70.	0.90	7			Topo	-5					408,973						409,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6500.000	366,800		409,000	775,800		105781
							GIS Ref
							GIS Ref
							Insp Date
							05/29/18

Total AC/HA: 0.14922

Total SF/SM: 6500

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 408,973

Spl Credit

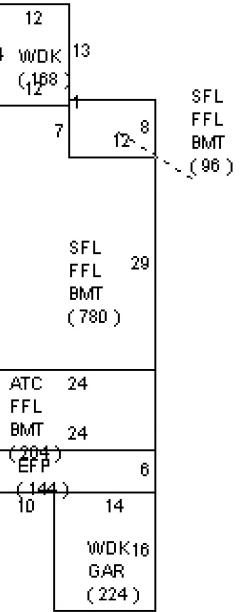
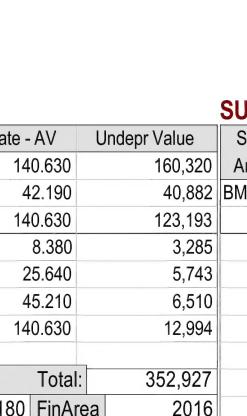
Total: 409,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																																																																																																																	
Type: 6	Colonial			Full Bath: 2	Rating: Good																																																																																																																								
Sty Ht: 2	2 - 2 Story			A Bath:	Rating:																																																																																																																								
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																																																																																																																								
Foundation: 2	Conc. Block			A 3QBth:	Rating:																																																																																																																								
Frame: 1	Wood			1/2 Bath: 1	Rating: Average																																																																																																																								
Prime Wall: 4	Vinyl			A HBth:	Rating:																																																																																																																								
Sec Wall:		%		OthrFix:	Rating:																																																																																																																								
Roof Struct: 1	Gable			OTHER FEATURES																																																																																																																									
Roof Cover: 1	Asphalt Shgl			Kits: 1	Rating: Good																																																																																																																								
Color: TAN				A Kits:	Rating:																																																																																																																								
View / Desir:				Frl:	Rating:																																																																																																																								
GENERAL INFORMATION				WSFlue: 1	Rating: Average																																																																																																																								
Grade: C	Average			CONDOS INFORMATION																																																																																																																									
Year Blt: 1915	Eff Yr Blt:			Location:																																																																																																																									
Alt LUC:		Alt %:		Total Units:																																																																																																																									
Jurisdct:		Fact:	.	Floor:																																																																																																																									
Const Mod:				% Own:																																																																																																																									
Lump Sum Adj:				Name:																																																																																																																									
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN																																																																																																																	
Avg Ht/FL:	STD			Phys Cond: GD	Good	18.	%	Exterior:		No Unit	RMS	BRS	FL																																																																																																																
Prim Int Wall:	2	- Plaster		Functional:			%	Interior:		1	8	3	M																																																																																																																
Sec Int Wall:		%		Economic:			%	Additions: 1999																																																																																																																					
Partition: T	Typical			Special:			%	Kitchen:																																																																																																																					
Prim Floors: 3	Hardwood			Override:			%	Baths:																																																																																																																					
Sec Floors:		%		Total:	18.6		%	Plumbing:																																																																																																																					
Bsmnt Flr: 12	Concrete			CALC SUMMARY				Electric:																																																																																																																					
Subfloor:				Basic \$ / SQ:	125.00			Heating:																																																																																																																					
Bsmnt Gar:				Size Adj.: 1.14800799				General:																																																																																																																					
Electric: 3	Typical			Const Adj.: 0.98000199				COMPARABLE SALES																																																																																																																					
Insulation: 2	Typical			Adj \$ / SQ: 140.631				Rate	Parcel ID	Typ	Date	Sale Price																																																																																																																	
Int vs Ext: S				Other Features: 97708																																																																																																																									
Heat Fuel: 2	Gas			Grade Factor: 1.00																																																																																																																									
Heat Type: 5	Steam			NBHD Inf: 1.00000000																																																																																																																									
# Heat Sys: 1				NBHD Mod:																																																																																																																									
% Heated: 100		% AC: 100		LUC Factor: 1.00																																																																																																																									
Solar HW: NO		Central Vac: NO		Adj Total: 450634																																																																																																																									
% Com Wall		% Sprinkled:		Depreciation: 83818																																																																																																																									
				Depreciated Total: 366816																																																																																																																									
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val:																																																																																																																					
Make:		Model:																																																																																																																											
SPEC FEATURES/YARD ITEMS				Serial #:		Year:		Color:																																																																																																																					
PARCEL ID 159.0-0006-0002.0																																																																																																																													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																																																																																																												
More: N	Total Yard Items:																																																																																																																												
	Total Special Features:																																																																																																																												
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SUB AREA <table border="1"> <thead> <tr> <th>Code</th><th>Description</th><th>Area - SQ</th><th>Rate - AV</th><th>Undepr Value</th><th>Sub Area</th><th>% Usbl</th><th>Descrip</th><th>% Type</th><th>Qu</th><th># Ten</th> </tr> </thead> <tbody> <tr> <td>FFL</td><td>First Floor</td><td>1,140</td><td>140.630</td><td>160,320</td><td>BMT</td><td>85</td><td></td><td></td><td></td><td></td> </tr> <tr> <td>BMT</td><td>Basement</td><td>969</td><td>42.190</td><td>40,882</td><td></td><td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td>SFL</td><td>Second Floor</td><td>876</td><td>140.630</td><td>123,193</td><td></td><td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td>WDK</td><td>Deck</td><td>392</td><td>8.380</td><td>3,285</td><td></td><td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td>GAR</td><td>Garage</td><td>224</td><td>25.640</td><td>5,743</td><td></td><td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td>EFP</td><td>Enclos Porch</td><td>144</td><td>45.210</td><td>6,510</td><td></td><td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td>ATC</td><td>Attic</td><td>92</td><td>140.630</td><td>12,994</td><td></td><td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td colspan="4">Net Sketched Area: 3,837</td><td>Total:</td><td>352,927</td><td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td>Size Ad</td><td>2108.4</td><td>Gross Are</td><td>4180</td><td>FinArea</td><td>2016</td><td></td><td></td><td></td><td></td><td></td> </tr> </tbody> </table>																Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten	FFL	First Floor	1,140	140.630	160,320	BMT	85					BMT	Basement	969	42.190	40,882							SFL	Second Floor	876	140.630	123,193							WDK	Deck	392	8.380	3,285							GAR	Garage	224	25.640	5,743							EFP	Enclos Porch	144	45.210	6,510							ATC	Attic	92	140.630	12,994							Net Sketched Area: 3,837				Total:	352,927						Size Ad	2108.4	Gross Are	4180	FinArea	2016					
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